

Article 9: Residential Building Regulations

(“Residential Building Regulations” added 7-31-2012 by O-20187 N.S.)

**Division 9: Additions and Modifications to Chapter 9
of the California Residential Code**

*(“Additions and Modifications to Chapter 9 of the
California Residential Code” added 7-31-2012 by O-20187 N.S.)*

**§149.0901 Local Modifications and Additions to Chapter 9 “Roof Assemblies” of the
California Residential Code**

- (a) Chapter 9 of the 2013 California Residential Code is adopted by reference with additions and modifications pursuant to Sections 149.0103, 149.0105 and 149.0106 of the Land Development Code.
- (b) Sections R901.1, R902.2 through R905.6, and R905.9 through R906 are adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.
- (c) Sections R902, R905.7, R905.8, R907, and R908 are adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

*(“Local Modifications and Additions to Chapter 9 “Roof Assemblies” of the
California Residential Code” added 7-31-2012 by O-20187 N.S.; effective
8-30-2012.)*

(Amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

**§149.0902 Local Additions and Modifications to Section R902.1 “Roof Classification” of
the California Residential Code**

- (a) Section R902.1 is adopted by reference and modified by adding Section R902.1.5 as follows:
 - (1) R902.1.5 Roof covering materials. All newly constructed roofs shall be covered with a fire-retardant roof covering that is at least Class “A” and the roof classification shall be demonstrated based on the requirements in the California Residential Code.

- (2) R902.1.5.1 The entire roof shall be shall be covered with a fire-retardant roof covering that is at least Class “A” where a building addition is more than twenty-five percent of the original floor area of the building.
- (b) Section R902.2 is adopted by reference and modified by adding Sections R902.2.1 and R902.2.2 as follows:
 - (1) R902.2.1 Wood shingles. Wood shingles are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0907.
 - (2) R902.2.2. Wood shakes. Wood shakes are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0907.
- (c) Section R902.3 is adopted by reference and modified as follows: R902.3 Building integrated solar photovoltaic systems, Integrated solar photovoltaic systems that serve as the roof covering shall be listed and labeled for fire classification in accordance with Section 149.0902(a) of the Land Development Code.
- (d) Section R902.4 is adopted by reference and modified as follows: R902.4 Roof mounted solar photovoltaic panels and modules. Effective January 1, 2015, rooftop mounted photovoltaic panels and modules shall be tested, listed and identified with a fire classification in accordance with UL 1703. The fire classification shall comply with Table 1505.1 of the California Building Code based on the type of construction of the building. When located in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, rooftop mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.

(“Local Additions and Modifications to Section R902.1 “Roof Classification” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

§149.0905 Local Additions and Modifications to Section R905 “Requirements for Roof Coverings” of the California Residential Code

Section R905 is adopted by reference and modified by adding Section R905.1.1 as follows: R905.1.1 Roof coverings shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

(“Local Additions and Modifications to Section R905 “Requirements for Roof Coverings” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

§149.0907 Local Additions and Modifications to Section R907 “Reroofing” of the California Residential Code

- (a) Section R907 is modified as follows: R907.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 9 of the California Residential Code as adopted and amended by the City of San Diego.
- (b) Sections R907.1.1 through R907.1.2 are added as follows:
 - (1) R907.1.1 All replacements, alterations, or repairs shall be with a fire-retardant roof covering that is at least Class “A”.
 - (2) R907.1.2 The entire roof shall be a Class “A” roof assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
- (c) Sections R907.1.3 through R907.1.5 are added as follows:
 - (1) R907.1.3. Wood shakes and shingles are prohibited throughout the roof where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
 - (2) R907.1.4 Wood shakes and shingles are not permitted, except as provided in California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0907.
 - (3) R907.1.5. No roof covering shall be applied over any existing wood shakes or wood shingles.

(“Local Additions and Modifications to Section R907 “Reroofing” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)